



CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 15, 2014

ITEM NUMBER:

SUBJECT: GENERAL PLAN AMENDMENT GP-14-01 / REZONE R-14-01 / LOT LINE ADJUSTMENT LL-14-03 LOCATED AT 320 E. 18TH STREET

DATE: JULY 3, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
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RECOMMENDATION

Pursuant to the Planning Commission's recommendation, approve General Plan Amendment GP 14-01, Rezone R-14-01, and Lot Line Adjustment LL-14-03, subject to conditions.

Project Description

The project involves modifying the property line between the residentially zoned property at 320 East 18th Street and a portion of the undeveloped land adjacent to the parking lot for the Lighthouse Coastal Community Church located at 301 Magnolia Street. The property line is requested to be adjusted 16 feet to the north in anticipation of a future residential development that would be considered by the Planning Commission at a later date. Along with the transfer of ownership, the General Plan designation of the subject 1,009-square feet area would be required to be amended and rezoned for residential use. The Planning Commission and staff recommend that the City Council take the following actions:

1. **Find** that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15061(b)(3) - General Rule; and
2. Adopt Resolution 14-xx, to be read by title only and waive further reading, for **General Plan Amendment GP-14-01**, pending approval as part of future General Plan Cycle to change the land use designation of a 16-foot by 63-foot strip of land (1,009 Sq. Ft) within an existing church site from Public / Institutional to Medium Density Residential and approving **Lot Line Adjustment LL-14-03** to move the rear property line to the north by 16 feet for future residential development; and
3. Give first reading to Ordinance No. 14-xx, to be read by title only and waive further reading, approving **Rezone R-14-01**, of a 16-foot by 63-foot strip of land within an existing church site from I&R (Institutional and Recreational District) to R2-MD (Multiple Family Residential – Medium Density District).

The Zoning Administrator is the review authority for lot line adjustment applications. However, the lot line adjustment is predicated on City Council action on the General Plan Amendment and rezone.

APPLICANT

Susan McDowell (RSI Development, LLC) is the authorized agent for the property owner of 320 East 18th Street, RSI Development, LLC and Lighthouse Coastal Community Church (Pastor Leigh Harrison).

BACKGROUND

The property at 320 E. 18th Street had previously been granted entitlements in 2008 including a General Plan amendment (GP-08-01) and Rezone (R-08-01) for a two-unit common interest development. The approved plans included a Variance, Administrative Adjustment, and Minor Modification (PA-08-06). Although the development entitlements were granted three time extensions, the project was not constructed. Since then, small lot subdivision standards have been adopted. With the new standards along with the proposed lot line adjustment the residential site could be potentially developed with two units without a variance from the maximum rear yard lot coverage. The applicant is refining the site layout for two units because the project will entail the relocation of a storm drain catch basin. Once the layout is finalized, a design review and a tentative parcel map will be submitted for consideration by the Planning Commission.

City Council Screening

The City Council had considered the General Plan Amendment and rezone screening on September 17, 2013. The request was to change the land use designation of a 1,260-square foot from Public / Institutional to Multiple Family Residential - Medium Density in conjunction with a lot line adjustment with the adjacent residentially zoned parcel at 320 E. 18th Street.

Following the City Council screening of the proposed project, letters were submitted by neighbors requesting additional information on the required parking for the church site and status of interior improvements completed by the Lighthouse Coastal Community Church. The church was granted approval in 2000 (Zoning Application ZA-00-19) with a reference to 134 required parking spaces based on the number of fixed seating in the sanctuary. A total of 92 parking spaces were provided at the time, which rendered the property legal non-conforming in terms of parking. Since then, the parking lot has been restriped to provide a total of 126 spaces. On December 18, 2013, staff conducted a site visit confirming that the fixed seating had been removed and measured the sanctuary space to determine the current parking requirement. The seating area, including the second story balcony is 3,065 square feet. For church uses with no fixed seating, the parking ratio is one parking space per each 35 square feet of seating area, which concludes that a minimum of 88 parking spaces are required.

Planning Commission Hearing

The Planning Commission held a public hearing on June 9, 2014 and recommended that the City Council approve the project on a 5-0 vote. At the Planning Commission

meeting, the applicant reduced the area for the lot line adjustment to 16 feet which results in no encroachment in the church parking lot. The reduced scope was prompted after meeting with some of the neighboring property owners. Two of the concerned neighbors indicated their full support for the 16-foot lot line adjustment. The Planning Commission included a condition of approval that the Lighthouse Coastal Community Church submit an update to the existing Master Plan that reflects the current parking lot layout and interior improvements to the main sanctuary.

ANALYSIS

Project Site/Environs

The subject site is a 1,009-square foot portion of a property (63 feet wide by 16 feet deep) located on the north side of East 18th Street. The subject site is bound by the church parking lot on the northeast and southeast sides and a residential use at 310 E. 18th Street on the northwest side. The site abuts the residentially zoned, vacant property at 320 E. 18th Street on the southwest and an existing four-plex to the west. The subject site is a portion of unused land that is covered with gravel.

General Plan Amendment GP-14-01

A change in the land use designation is requested for a 1,009-square foot portion of land from Public / Institutional to Multiple Family Residential - Medium Density to match the existing General Plan designation for abutting property located at 320 E. 18th Street. The property is currently part of Lighthouse Coastal Community Church site which provides 38 more parking spaces than required by the zoning code and operates in compliance with the original conditions of approval. The proposed General Plan amendment for the 1,009-square foot area would not have a significant adverse effect in terms of intensity of use and will not increase the traffic intensity of the existing use. The proposed project is consistent with the City's General Plan for the following reasons:

1. *The Proposed Use is Within Development Capacity of the General Plan.* The proposed Medium Density Residential designation for the portion of land that would be added permits a maximum density of 12 dwelling units per acre, this density allows up to two dwelling units on the existing lot, at 320 E. 18th Street. The proposed lot line adjustment would increase the size of the residential lot from 8,671 square feet to 9,679 square feet. The allowable density would not change as construction of only two dwelling units is allowed on the site with less than 10,890 square feet. The lot line adjustment would not create a nonconforming Floor Area Ratio (FAR) for the church site which is designated as Public / Institutional. The allowable FAR for properties with a designation of Public / Institutional is a maximum of 0.25. The FAR for the Church site after the lot line adjustment would be 0.17, which is consistent with the General Plan.
2. *Land Use Compatible with Surrounding Uses.* The proposed project will create a slightly larger residential lot at 320 E. 18th Street, which will be surrounded on the east and north by an existing church designated as Public / Institutional. Church uses within the Public / Institutional designation are commonly located adjacent to residential land use designations and are generally considered compatible.

Rezone R-14-01

A rezone of the 1,009-square foot development site from Institutional and Recreational to Multiple Family Residential – Medium Density (R2-MD). The proposed rezone to R2-MD would be consistent with the proposed Medium Density Residential General Plan designation and the current zoning for 320 E. 18th Street.

Lot Line Adjustment

The rear property line of 320 E. 18th Street would be moved 16 feet to the north, to include a 1,009-square foot portion of surplus church property at 301 Magnolia Street. The lot line adjustment will facilitate the future development of two dwelling units at 320 E. 18th Street.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

The City Attorney's office has considered the proposal and determined that a General Plan amendment is necessary in order for the project to proceed as proposed.

GENERAL PLAN CONFORMITY

If the deviations are supported, the proposed project could be found consistent with General Plan Land Use Objective LU-1E.1 that notes building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15061(b)(3) (General Rule) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from further CEQA review. The lot line adjustment to acquire the 1,009 square foot portion of land and amendment of the General Plan designation and rezoning of the subject site is covered under the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Adding the portion of land to the residentially-zoned property will not increase the intensity or density of the allowable uses on the site. The lot line adjustment, General Plan amendment and rezone, will not create any significant environmental impacts, will not have an impact on water, sanitary services, surrounding roadways, nor will it create public health or safety hazards.

ALTERNATIVES

The City Council:

1. *Approve the General Plan Amendment and Rezone.* Pursuant to the Planning Commission's recommendation, this would enable the applicant to submit a two-unit housing project for a larger site that will be able to meet the medium density development standards.

2. Deny all discretionary requests. The current lot configuration, general plan designation and zoning for the subject undeveloped area would remain in tact. If the City Council denies the project, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The Planning Commission recommends approval of the proposed project. Submittal of an application for a two-unit small lot subdivision project is anticipated, which is subject to review and approval by the Planning Commission.

MINOO ASHABI
Principal Planner

GARY ARMSTRONG
Development Services Director

Attachments:

1. [Vicinity Map](#)
2. [CC Resolution](#)
3. [Rezone Ordinance](#)
4. [Lot Line Adjustment Legal Descriptions and Map](#)
5. [Minutes of the June 9, 2014 Planning Commission Meeting](#)
6. [Planning Commission Resolution](#)

cc:

Chief Executive Officer
Assistant Chief Executive Officer
Economic Development Director
Public Services Director
City Attorney
Transportation Svs. Manager
City Engineer
City Clerk
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